

ARTICLE 14**HOME OCCUPATIONS****§ 14.01. HOME OCCUPATIONS PERMITTED.**

Except as may be otherwise prohibited in this article, home occupations are permitted in the RS-40, RS-24, RS-16, RS-12, RS-10, RS-8, RS-6, RM-12, RM-8, RM-6, RM-6D, P-1, P-2 and GB-3 zone districts, subject to the requirements and limitations set forth in this article.

§ 14.02. REQUIREMENTS APPLICABLE TO HOME OCCUPATIONS.

The following requirements shall apply to home occupations:

- A. **Must be accessory to single-family detached or two-family dwelling.** Home occupations shall only be permitted as an accessory use to a permitted single-family detached, two-family or duplex dwelling unit. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants.
- B. **Who may be employed or engaged in home occupation.** No person other than members of the family residing in the dwelling unit shall be engaged or employed in a home occupation.
- C. **Maximum portion of dwelling unit that may be used.** Not more than twenty-five percent (25%) of the habitable floor area of the dwelling unit shall be used in the conduct of the home occupation.
- D. **Use of accessory building prohibited.** No home occupation shall be conducted in any accessory building and there shall be no storage of materials, equipment, or goods of any kind associated with the home occupation permitted in any accessory building.
- E. **Outside appearance.** Dwelling units which contain a home occupation shall retain the appearance of a residence. There shall be no change in the outside appearance of the building or property, or other visible evidence of the conduct of such home occupation. The public display of goods visible from the street or abutting properties and any visible advertising on the premises shall be prohibited, including signs.
- F. **Sales to the public prohibited.** There shall be no sale to the general public of goods displayed on the premises.

- G. **Maximum traffic generation.** No traffic shall be generated by any home occupation which is greater in volume than would normally be expected for solely residential use. The following shall be deemed to be prima facie evidence of a greater volume than would normally be expected for a solely residential use:
1. more than ten (10) stops per week by delivery service such as, but not limited to, United Parcel Service, Federal Express, Express Mail, etc., for either pick up or delivery of goods; and/or
 2. more than twenty (20) vehicle trips per day of any kind. For purposes of administering this provision, a "trip" shall be a vehicle departure or vehicle arrival; an arrival and departure by the same vehicle shall count as two (2) trips.
- H. **Truck parking.** No more than one (1) truck of the size permitted in § 15.03B and used in the home occupation shall be permitted to be parked on the premises unless such additional vehicle or vehicles are parked inside a garage.
- I. **Storage.** Except for the parking of motor vehicles as permitted in this section, outdoor storage related to a home occupation shall be governed by the provisions of Article 15.
- J. **Equipment and process limitation.** No equipment or process shall be used in any home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses 1) at the property line if the occupation is conducted in a single-family detached dwelling, or 2) outside the dwelling unit if the occupation is conducted in a two-family or duplex dwelling. No equipment or process shall be used in any home occupation which causes electrical, visual or audible interference in any radio or television receiver located off the premises or causes fluctuations in line voltage off the premises.
- K. **Nuisance.** There shall be no noise, dust, smoke, fumes, odor, glare, flashes, vibrations, shock waves, heat, electronic or atomic radiation, objectionable effluent, unusual risks of fire, explosion or activity otherwise prohibited by law or ordinance in connection with such home occupation.
- L. **Signs prohibited.** Home occupations shall not be permitted any signs identifying, advertising or otherwise accessory to the home occupation.

§ 14.03. PROHIBITED USES.

The following shall not be deemed to be home occupations and are prohibited in all residential zones and in all dwelling units located in non-residential zones.

- A. the operation of clinics, hospitals, alcohol rehabilitation facilities and outpatient dispensaries;
- B. the services of a doctor, dentist, veterinarian, psychiatrist, psychologist or other health service any of which involve patient or client visitation to the premises;
- C. the providing of nursing or convalescent care;
- D. the furnishing of narcotic, drug or alcohol abuse treatment;
- E. embalming, undertaking, funeral parlors or funeral homes;
- F. barber shops, beauty parlors, massage parlors, tanning salons, tattoo parlors, the provision of pedicures, manicures, electrolysis or any similar personal services;
- G. pet care/grooming, kennels, animal hospitals or animal recuperation or rehabilitation services, or any similar services for animals;
- H. the furnishing of home care services for more than five (5) children at any one time in a dwelling unit for a monetary consideration, except as may be permitted by this ordinance as a limited child care home;
- I. music or dancing schools other than for individual instruction of one (1) pupil at a time, with no more than two (2) pupils waiting;
- J. the dispensing of food for consumption on the premises;
- K. tea rooms or tourist homes;
- L. the operation of a taxi service, or the operation of a limousine service having more than two (2) limousines parked on the premises;
- M. the operation of a business which results in the storage or maintenance of construction equipment such as, but not limited to, backhoes, dump trucks, flat bed trucks, equipment trailers, tractors, compressors, cement mixers and similar equipment on the residential premises;
- N. the storage, maintenance, repair or sale of motor powered equipment such as, but not limited to, automobiles, trucks, motorcycles, motor bikes or lawn mowers, provided, however, that such activities if otherwise lawful may be conducted by

residents of the property in connection with motorized equipment owned by such residents for their own personal use;

- O. the assembly or storage of motor vehicles for shipment; and,
- P. assembly or manufacturing of any kind.